



# Neighborhood *Link*

PUBLISHED BY:

THE HAMPTON NEIGHBORHOOD INITIATIVE

## Hampton Neighborhood Growing Sense of Safety with Innovative Approach



Spring 2002 saw the adoption of the Olde Wythe Crime Prevention and Neighborhood Improvement through Environmental Design Plan. This plan is based on a nationally recognized approach known as CPTED,

Crime Prevention through Environmental Design, (see *Director's note on page 2 for more information*). The neighborhood's plan calls for actions in two areas: neighborhood redesign and crime prevention. Two teams were formed to address each of these issues and the following is a summary of each team's progress

### Olde Wythe Neighborhood Redesign Implementation Team

*Reported by Charles Sapp*

One of the recommendations to come out of the initial Olde Wythe Neighborhood Plan focused on the physical design of the neighborhood and how it could be changed to improve access management, territorial reinforcement and neighborhood image. To accomplish these outcomes, strategies were developed that pointed to:

- the creation of a neighborhood identification system, through uniform entry markers and signs and landscaping to strengthen its visual image;
- more effective traffic volume and speed control through the use of proven traffic calming measures;
- more effective management of cut-through traffic through redesigned street patterns; and,
- the development of a maintenance program for common areas.

The Olde Wythe Neighborhood Redesign Implementation Team first met on May 16, 2002. The task of the team was to flesh out

*(continues on page 7)*

### Olde Wythe Crime Prevention Team

*Reported by Diane Zahm*

The Crime Prevention Team has been working to:

- expand the availability and activity of neighborhood watch groups in Olde Wythe,
- understand the complexities of the crime problem for crimes reported to the police, and for unreported crimes,
- gather detailed environmental information to understand possible relationships among lighting, landscaping and opportunities for crime, and
- develop a crime prevention education program for residents of Olde Wythe.

Olde Wythe has several neighborhood block watch groups in place, and so some time will be spent encouraging new members to join the existing groups. The goal for the Crime Prevention Team is to organize groups in all areas of the neighborhood that are not already covered.

An important step in this process has been to analyze crime data, in the hopes of revealing crime trends or other information that might be useful for crime prevention purposes. Detailed

*(continues on page 7)*

#### Neighborhood College:

**REGISTER NOW!** We are now accepting applications. We are also offering neighborhood organizations an opportunity to sponsor sessions in their neighborhood. Call 727-6460 for more details or register online at [hampton.gov/neighborhoods](http://hampton.gov/neighborhoods).

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## DIRECTOR'S NOTE



*Our newsletter this month features the places and people that make District 9 a place we proudly call home. One area of District 9, the Olde Wythe Neighborhood, has taken on a plan to improve their part of Wythe using the concept of "Crime Prevention through Environmental Design."*

This nationally recognized approach makes places more resistant to criminal activity by improving on their design and changing the awareness and the behavior of people about how to keep themselves and their property unattractive to criminal activity.

Crime Prevention through Environmental Design or CPTED is based on some interesting design concepts. The first is the idea of promoting "natural surveillance" which is keeping public and private areas visible and encouraging neighbors to keep watch so that unsafe activities cannot be committed without detection. Lighting, landscaping maintenance, front porches, people in front yards and public areas and streets, and personal awareness all support natural surveillance in a neighborhood.

A second CPTED concept is "natural access control" which decreases criminal opportunity by designing streets, sidewalks and neighborhood gateways to discourage access to private areas. This and the third concept "territorial reinforcement" are closely related. Both use physical design to create a

sense of territorial control for neighborhood friendly activity. This concept is both about barriers to control access and about making a neighborhood look and work like an area where the people who live there have ownership for appearance, safety and quality of life.

The "broken window theory" was also referenced in developing strategies for Olde Wythe. This theory is directed at poor property maintenance and litter and the message that it sends. Generally the theory says that people who are looking for an opportunity to commit a crime will feel that they are more likely to be successful in an area that looks like nobody cares about it, as evidenced by poor maintenance and litter.

What all this comes down to is having a neighborhood that looks like a place that the people who live there own and take care of — a place where criminal activity is clearly not welcome. Or as our CPTED consultant put it — you need to both design a good fort and then make sure someone is there to defend it.

*We are hoping that success in Olde Wythe will prompt other Hampton neighborhoods, especially those in District 9, to try out this concept too.*

Joan Kennedy  
Director



Hampton is the first city in Virginia to build a centralized customer call center for citizens. Customer advocates answer questions about city services and take requests for service 24 hours a day, 7 days a week. Just dial 3-1-1 or 727-8311.



# YARD OF THE YEAR

**BELVA WINEMAN**, 920 Old Big Bethel Road, is the Hampton Clean City Commission's 2002 Yard of the Year award winner. The award is the highlight of the "Yards Are Really Distinctive Showplaces" beautiful yards contest, which is administered by the Commission's Beautification Committee. Contestants are judged not just on the appearance of their yard, but also on the measures they take to maintain their landscapes in an environmentally friendly way. For example, Ms. Wineman's large yard was planted in St. Augustine grass, a turf that requires less water. Her flower beds included a number of native perennials and shrubs, and she used trees to her advantage to shade her house

and reduce energy costs. Her flowerbeds are "timed" to bloom every month of the year.

Ms. Wineman says she works in her yard for the pure enjoyment of it, and that she's happiest when she's out there (6-8 hours a day!) communing with God and nature. It doesn't matter if anyone sees the results of her labor — she does it for herself. She even mows the church yard across the street and helps her neighbors with their yards.

For more information about the Hampton Clean City Commission's Yards Are Really Distinctive Showplaces contest, the Beautification Committee, or the Hampton Clean City Commission, call 727-6394 or e-mail [hccc@hampton.gov](mailto:hccc@hampton.gov).

## NEIGHBORHOODS ON THE MOVE:

# Wythe-Phenix

## Wythe-Phenix Improvement Association Makes a Difference In Hampton

By Sydney Mason

**T**here are many neighborhood organizations in Hampton doing wonderful things to improve not only their little corner of the world, but the surrounding community as well. One of these neighborhoods is located in District 9. In fact, the word “improvement” is included in the name!

The Wythe-Phenix Improvement Association (WPIA) was formally established on June 2, 1993 for the purpose of providing a friendly means of association for the citizens of the Wythe and Phenix neighborhoods. WPIA is located in District 9 bounded by I-664 to the North, Chesapeake Avenue to the South, LaSalle Avenue to the East and the Hampton/Newport News City Line to the West. District 9 has a rich history, a host of assets and is one of the oldest areas of Hampton.

The Wythe Phenix Improvement Association has worked diligently over the years to improve the quality of life for its residents. This organization played a key role in getting the Kenneth Wallace Neighborhood Resource Center built at its current location, 2315 Victoria Blvd. Members of WPIA served on the 2315 Planning Committee and now serve on the Kenneth Wallace Community Development Corporation Board, which oversees the operations of the Center. The Association donated a portrait of the late Officer Kenneth Wallace to the Center at its dedication. Additionally, the Wythe-Phenix Improvement Association was the lead organization in securing funding for the Wythe Elementary School Park and Playground and renovations to the current Boys & Girls Club, known as the Hart McAlister facility.

This Association realizes the importance of youth engagement to the well being of their neighborhood and has participated in trainings on youth adult partnerships and youth as resources. The Wythe-Phenix Improvement Association also hosts an annual youth success day honoring the achievements of its young people and an annual arts and crafts



festival. This year, the Association sponsored their first “College Night” for District 9 high school students interested in pursuing higher education. Local colleges and universities were represented sharing scholarship and financial aid information.

The Wythe-Phenix Improvement Association realizes its most valuable assets are its people. This organization encourages its members to become informed and to utilize their knowledge to work to improve their community. Many of its members have attended the Neighborhood College, Citizens Police Academy, Citizen’s Codes Academy and the Probation and Parole Academy. Members of the WPIA volunteer their time to assist with voter registration drives and working at the polls during elections. The Association has hosted several candidate forums and has been active in both phases of the Greater Wythe Area Planning Process.

# Inside District 9

## REGISTERED NEIGHBORHOODS:

Olde Wythe Neighborhood Association  
Rosalee Gardens Neighborhood Association  
Wythe Coalition  
Wythe-Phenix Improvement Association

## NEIGHBORHOOD FUNDED PROJECTS

### Matching Grants

7 projects  
for a total of \$24,133

### Neighborhood Month Grants

16 projects  
for a total of \$10,599

### Neighborhood Improvement Fund

5 projects  
for a total of \$281,013

**G**reater Wythe — A vibrant, diverse community striving to blend traditional values with new ideas to become the preferred neighborhood in the region. This is the vision statement created by The Greater Wythe Area Planning Team which includes residents of the most diverse district both in terms of population and housing stock in the City of Hampton. A predominantly residential district, District 9 also known as Greater Wythe is bounded by I-664 to the North, LaSalle Avenue to the East, Hampton Roads to the South and the Newport News City line to the West, including the Park Place Neighborhood. This area encompasses 5,692 households and a population of about 14,000. Within blocks of each other, you will find large stately homes along the waterfront and a

diversity of smaller starter homes throughout the district. The Kecoughtan Corridor houses the majority of the district's commercial uses but the properties do not easily lend themselves to modern development standards. Some commercial redevelopment has occurred providing some of the needed neighborhood services but additional demand and potential exist. The Greater Wythe Area Planning Team has come together in a district wide planning process to build upon its strengths and address its challenges as this community strives to become the preferred neighborhood in the region.



## ▼ ASSETS:

- Diverse Neighborhood Associations/Organizations
- Hampton Senior Center
- Hart-McAlister Boys and Girls Club
- Kenneth Wallace Neighborhood Resource Center
- Armstrong Fundamental Elementary School/Park
- Bassette Elementary School/Playground
- Wythe Elementary School/Playground
- Hampton Harbour Academy
- Virginia School for the Deaf and Blind
- Park Place Playground
- Robinson Park
- War Memorial Stadium
- Wythe Community Pool
- Wythe Fire Station
- Hampton Wythe Little League
- Hart-McAlister Youth Cheerleading
- Hart-McAlister Youth Football
- Peninsula Pilots
- Shalom Hebrew Cemetery
- American Legion (Harry S. Foster) Post 67
- Beau Brummel Civic and Social Club
- Chesapeake Avenue Scenic Overlooks
- Colonial Place Women's Club
- Eastern Star Lodge No 13
- Hampton Health Department
- New Life Community Development Center
- Old Dominion Recycling
- Sentara Hampton General Hospital
- Virginia Roadsters
- Wythe Fire Station 3
- Diversity in Faith-based Institutions
- Neighborhood Businesses



## COMMISSIONER: Andre McCloud

TERM: 10/1/01 – 9/30/05

ADDRESS: 2302 LaGuard Drive • Hampton, VA 23669

PHONE: 757.247.6758 • E-MAIL: avmcccloud@aol.com

CIVIC INVOLVEMENT: Wythe-Phenix Improvement Association, Youth-Adult Neighborhood College Partnership, Greater Wythe Area Planning Team, Kenneth Wallace Community Development Corporation, Hampton Neighborhood College Alumni, Hampton Correctional Facility Citizen Advisory Board, Third Baptist Church, Sentara Hampton General Hospital Community Advisory Committee, Comprehensive Plan Committee

PROFESSION: Systems Analyst, Retired USAF

GOAL AS COMMISSIONER: "I want to help neighborhoods work together to make Hampton a better place to live."



## FACILITATOR: Shellae Blackwell

Neighborhood Office • 727-6460 • sblackwell@hampton.gov



## A Lesson in Hard Work

Often times it is difficult to measure the success of a city wide initiative such as the Hampton Neighborhood Initiative. We thought it would be interesting to look at District 9 to see why the Initiative has thrived and how that has impacted District 9. The area has been a prominent focus of the Initiative's programs due to the deteriorated condition of the area's older neighborhoods. Investments made by neighborhood residents and city government have produced an impressive list of successes:

- Since 1995, 98 blighted structures have been demolished and 69 properties acquired. The Housing Authority is building new houses on the sites cleared of blighted housing. The size and value of the new houses exceed those surrounding them. The first five houses sold quickly to new homeowners.
- Housing Authority loans and grants have rehabilitated 101 homes.
- The Housing Authority purchased and renovated the Shell Gardens and Monterey Apartments. Inside and out, the apartments look good and residents report that a former nuisance is now an asset to the neighborhood.
- The Kenneth Wallace Neighborhood Resource Center replaced an old boarded-up building at 2315 Victoria Boulevard. The center's design has set a new standard for redevelopment in the neighborhood. In response to the neighborhood's focus on safety, the building also houses a police field office. The building was named in honor of a Hampton Police officer killed while working to make the neighborhood safer.
- A trailer park on Shell Road was acquired and redeveloped into an attractive storm water management retention area.
- Deteriorated structures at the entrance to Olde Wythe were acquired and demolished; a new neighborhood entry sign now decorates the site.
- The Olde Wythe neighborhood redesign plans (*see cover story*).



- The Kecoughtan Road corridor study sets a direction for revitalizing declining property along Kecoughtan Road — the front door to many neighborhoods in Wythe. Adding new trees and sidewalks, removing neighborhood unfriendly uses and upgrading neighborhood businesses will begin with \$1 million in city funds.
- Zoning ordinance changes set new standards for infill housing and limit the concentration of congregate care facilities in the neighborhood.
- The loss of Sentara Hospital has been mitigated by reuse of the site for school and community services.
- A new park was built at Wythe Elementary School.
- Community festivals and clean-ups are increasing the sense of community in Wythe.

The Wythe revitalization has not been easy, quick or sure. To date, neighborhood sweat equity is too great to quantify and \$6 million in public funds have been dedicated to this effort. The right things are being done — we just need to keep doing more “right” things.

And this demonstrates another lesson Hampton has learned – neighborhood work is a slow, messy business; but, consistent, long-term commitment to neighborhoods gets results.

## Registered Neighborhood Organizations

- Aberdeen Gardens Historic & Civic Association
- Buckroe Civic Association
- Elizabeth Lake Estates Civic Association
- Farmington Civic Association
- Fox Hill Athletic Association
- Fox Hill Historical Society
- Grandview Island Improvement League
- Newtown Improvement & Civic Club
- Northampton Civic League
- Olde Hampton Community Association
- Olde Wythe Neighborhood Association
- Old North Hampton Community Organization
- Powhatan Park Neighborhood Watch
- Phoebus Civic Association
- Rosalee Gardens Neighborhood Association
- Sussex at Hampton Neighborhood Association
- Tyler/Seldendale Community Improvement Task Force
- Wythe-Phenix Improvement Association
- Wythe Coalition



Call **727-6460**  
for more information  
on how your neighborhood can  
become registered.

## LEADERSHIP CORNER:

# The Servant and the Tyrant

By Graham Currin

**S**o ask yourself, are you a servant or a tyrant?

At first glance no one wants to be either, but many would say that at least as a tyrant you have status and power. In terms of leadership, I can tell you why servants make the best leaders and how tyrants can bring the rest of us down.

The theory of "servant leadership" is gaining more prestige everyday as evidenced on campuses nationwide that sponsor service-learning projects. This theory covers several ideals of leadership, but at its core means that the leader of a group is the one who serves the rest of the followers.

Consider a manager who delegates work out to his or her team. A tyrant would sit back lazily and strike out at any that fail in their duties.

The servant leader, however, checks up with the followers. The servant leader is a trouble-shooter. Usually a person in a leadership position has more resources for getting things done so when a follower has a problem, the servant leader works to fix problems beyond the control of the followers.

To some this may sound like the latest in management jargon, but the idea has been around for thousands of years.

"The greatest among you should be like the youngest, and the one who rules, like the one who serves." In this passage from the book of Luke (22:26), the author is expressing the wisdom of leadership where one empowers and enables followers to achieve their goals.

Moreover, this style of leading permits the group to get their work done more efficiently and the leader is able to enhance the skills of followers while gaining their respect.

A tyrant, on the other hand, is a person who comes to power through questionable means and uses that power for their own

benefit.

In a world where we value success, often we encounter people who are on "the fast-track" and followers are well within their rights to question such a procedure as real leadership is learned through experience. If anything worth doing is worth taking the time to do it right then what is the logic of rushing leadership?

Professor Vern Newhouse of Purdue University pointed to blind ambition as the reason when he said, "Many men want to be president, but very few want to DO president."

We see these tyrants in leader's clothing everyday: ambitious people want power and prestige, but do not want to work for it. True leaders reluctantly take such things as they value the responsibility that comes with them.

Furthermore, we call this "blind ambition" because these tyrants do not possess the leadership vision to see that since they lack the skills for the position, they will ultimately fail.

As mentioned in the column about roving leaders, people need to step up when there are positions to be filled, as good leaders often do. But, if a leader is brought in due to an emergency need, that leader should be trained thoroughly enough to fulfill the duties of that job. A leader that disagrees with such requirements should have their motives examined.

There will always be tyrants who seek power through means unearned, but hopefully others will catch on to the intrinsic logic of being a servant leader. While it's been said that you can't lead a charge from the rear of an army, you can in fact, lead a more successful group from the bottom up if you are committed to serving those who serve you.



### The Hampton Neighborhood Commission

meets the 2<sup>nd</sup> Monday of each month at the Kenneth Wallace Neighborhood Resource Center. 6 p.m.



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### CONTACT US:

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## Crime Prevention Team *(continued from page 1)*

crime data was provided by the Hampton Police Department. This allowed the Crime Prevention Team to examine the types of crimes that are committed in Olde Wythe, based on their location, the time of day or day of week the crimes occur, or any seasonal variations in crime. Some of the analyses have been completed, and others are still underway, but overall, the trends in Olde Wythe are typical of other neighborhoods and communities. For example:

- The crime most frequently committed in Olde Wythe is larceny (theft). This is true across the United States, where larceny represents almost 60% of all reported crimes.
- More crimes are committed during the evening and nighttime hours, and more crimes are committed on weekends. This is particularly true for motor vehicle theft, which tends to be higher in locations with on-street parking (where cars are not secured in garages).

Both larceny and motor vehicle theft may be related to available light, and so the Crime Prevention Team has been studying the amount of lighting that is available in Olde Wythe. A nighttime field survey revealed that lighting in the neighborhood is oriented primarily toward automobile travel, and so many locations inside the neighborhood remain in darkness. This problem is compounded by the

fact that many people either do not have lights on their homes or in their yards – or they do not turn on the lights they have. This leaves many private properties poorly illuminated and

unsafe. One goal for the Crime Prevention Team is to educate residents about the need for additional lighting and the costs of turning on lights for a few hours each night.

Additional work is required to better understand crime issues in the Olde Wythe neighborhood.

In the meantime, the Crime Prevention Team is working on two important tasks. First, they are planning to complete a resident survey, to find out about any crimes not reported to the police. Second, they are developing a resident crime prevention handbook, that will provide information on various crime prevention strategies, as well as local resources and crime prevention contacts.

This team is working together to create a neighborhood that is more resistant to the criminal element by focusing on education and prevention.



Olde Wythe

## Neighborhood Redesign Implementation Team *(continued from page 1)*

the details of a plan to carry out these strategies, all the while ensuring that the neighborhood was kept informed and provided input to the process. Ultimately, whatever was done had to be effective, technically and fiscally feasible, and acceptable to the residents. This required a considerable investment in communication.

An approach was chosen that was open, inclusive and exhibited the closest collaboration between the community, their planning representatives, city staff and consultants. The team and a supporting system of street and block captains were selected at an open community meeting. While regularly sched-

uled planning meetings were always open to the public, special community briefings were also held to allow the public unfettered access to the full team, including city staff and planning consultants. The focus was on such topics as developing a community image and narrowing down traffic calming and street design alternatives.

To date, draft plans have been made available for final public review and comment and, after a final approval vote by the community, the process will enter the testing phase, with an eye toward funding approval and beginning Phase I construction by March 2003.

# Neighborhood Meetings

BULLETIN BOARD

## Aberdeen Gardens Historic & Civic Association

THIRD SATURDAY of every month, 10 a.m.  
Aberdeen Elementary School  
Roosevelt Wilson, 826-9174

## Buckroe Civic Association

SECOND TUESDAY of every month, 7:30 p.m.  
Buckroe Fire Station  
Bill Ernst, 850-1145

## Downtown Hampton Development Partnership (DHDP)

FOURTH THURSDAY of every month, 8:30 a.m.  
DHDP Board Room, 756 Settlers Landing Road  
Dan Seachord, 722-1271

## Easthampton Neighborhood Association

SECOND TUESDAY of every month, 7 p.m.  
Easthampton United Methodist Church  
Ray Waldon, 722-8756

## Farmington Civic Association

FOURTH MONDAY in February, April, June, August, October, & December, 7:30 p.m.  
Northampton Community Center  
Jack Edwards, 826-4764

## Fox Hill Mutual Homes

THIRD WEDNESDAY of every month, 6 p.m.  
200 Ranalet Drive  
Billy Moore, 722-6417

## Greater Wythe Area Planning Team

FIRST TUESDAY of every month, 7-9 p.m.  
Kenneth Wallace Neighborhood Resource Center  
727-6460

## Howe Farms Homeowners Association

SECOND SUNDAY of every month, 7 p.m.  
Meets at rotating homes  
P.G. Minetti, 850-3634

## Newtown Improvement & Civic Club

LAST MONDAY of every month, 7 p.m.  
Little England Chapel  
Glen Hughes, 722-9396

## Olde Hampton Community Association

SECOND TUESDAY of every month, 7 p.m.  
Olde Hampton Community Center  
Sadie Brown, 722-2447

## Park Place Community Awareness Association

THIRD SATURDAY in March, June, September, & December, 3 p.m.  
Kenneth Wallace Neighborhood Resource Center  
Deanna Shepperd, 827-9204

## Phoebus Civic Association

THIRD MONDAY of every month, 6:30 p.m.  
Keith's Dockside Restaurant  
Ronnie Staton, 851-8186

## Pine Cone Harbor Condo Association

SECOND MONDAY of every month, 6:30 p.m.  
206 Dockside Drive  
Jackie Holman, 722-9994

## Powhatan Park Neighborhood Watch

THIRD TUESDAY of January, March, July, August & September, 7 p.m.  
Hampton High School Cafeteria  
Bud Hehle, 838-5584

## Sussex at Hampton

THIRD THURSDAY in August, October, December, February, April, & June, 6:30 p.m.  
3829 Roadview Avenue  
Becky Harris, 726-2185

## Wythe Coalition

FOURTH TUESDAY in September, November, February, & April, 7 p.m.  
Kenneth Wallace Neighborhood Resource Center  
Hazel Nazareth, 723-7893

## Wythe Empowering Minds

EVERY MONDAY of the month, 5-6 p.m.  
Kenneth Wallace Neighborhood Resource Center  
Shawn O'Keefe, 838-2330

For more information on any of the events listed call 727-6460.

“I let my neighbor know beyond the hill; and on a day we meet to walk the line. There where it is we do not need the wall.”

— Robert Frost,  
*the Mending Wall*



## Hampton Neighborhood Initiative

22 Lincoln Street, 5th floor  
Hampton, VA 23669

hampton.gov/neighborhoods  
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